

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

In Re:	Case No.:	<u>25-11274</u>
Molloy, John H.	Chapter:	<u>7</u>
	Judge:	<u>CMG</u>

NOTICE OF PROPOSED ABANDONMENT

Daniel E. Straffi, Trustee in this case proposes to abandon property of the estate described below as being of inconsequential value. If you object to the abandonment, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party named below not later than 7 days before the hearing date.

Address of the Clerk: 402 East State Street
Trenton, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Christine M. Gravelle on April 29 2025 at 10:00 a.m. at the United States Bankruptcy Court, Courtroom no. 3. (Hearing date must be at least 28 days from the date of this notice). If no objection is filed, the abandonment shall take effect on entry by the clerk of a Certification of No Objection.

Description and value of property: 528 Cramer Avenue
Beverly, NJ
FMV - +/- \$ 209,000.00

Liens on property: CMG Financial - \$256,698.68
Housing Urban Development - \$66,235.96
Total Lien - \$ 322,934.64

Plus 10% Estimated Costs of Sale

Amount of equity claimed as exempt: \$-0-

Objections must be served on, and requests for additional information directed to:

Name: Daniel E. Straffi, Esq.
Address: 670 Commons Way Toms River, NJ 08755
Telephone No.: 732-341-3800

In re:
John H. Molloy
Debtor

Case No. 25-11274-CMG
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Mar 27, 2025

User: admin
Form ID: pdf905

Page 1 of 2
Total Noticed: 20

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 29, 2025:

Recip ID	Recipient Name and Address
db	+ John H. Molloy, 528 Cramer Avenue, Beverly, NJ 08010-1006
520544733	+ Barclays, P.O. Box 8893, Wilmington, DE 19899-8893
520544737	+ Emer Phy Assoc. of NJ PA, Collection Management, 661 Andersen Drive, Drive 110, Pittsburgh, PA 15220-2700
520544743	New Jersey Natural Gas, 1415 Wyckoff Rd, Wall, NJ 07719
520544746	+ Synov US Bank, 5565 GlenRidge Connector, Atlanta, GA 30342-4756

TOTAL: 5

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Mar 27 2025 20:57:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Mar 27 2025 20:57:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
520544735	Email/PDF: Citi.BNC.Correspondence@citi.com	Mar 27 2025 21:01:02	CBNA, 50 Northwest Point Road, Elk Grove Village, IL 60007
520544736	^ MEBN	Mar 27 2025 20:45:09	CMG Financial, P.O. Box 77404, Ewing, NJ 08628-6404
520544734	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Mar 27 2025 21:12:34	Capital One, P.O. Box 30285, Salt Lake City, UT 84130-0285
520544738	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Mar 27 2025 21:13:05	Home Depot/Citibank, P.O. Box 6497, Sioux Falls, SD 57117-6497
520544739	+ Email/PDF: OGCRegionIIBankruptcy@hud.gov	Mar 27 2025 21:12:35	Housing Urban Development, 451 7th Street, S.W., Washington, DC 20410-0001
520544740	+ Email/Text: sbse.cio.bnc.mail@irs.gov	Mar 27 2025 20:56:00	Internal Revenue Service, P.O. Box 7346, Philadelphia, PA 19101-7346
520544741	Email/Text: EBN@Mohela.com	Mar 27 2025 20:56:00	Mohela/Dept. of Ed. 633 Spirit Drive, Chesterfield, MO 63005
520544742	+ Email/PDF: bankruptcy_prod@navient.com	Mar 27 2025 21:23:32	Navient Private Loan Trust, P.O. Box 9640, Wilkes Barre, PA 18773-9640
520544744	Email/Text: NJTax.BNCnoticeonly@treas.nj.gov	Mar 27 2025 20:55:00	NJ Division of Taxation, Bankruptcy Section, P.O. Box 245, Trenton, NJ 08695
520544745	+ Email/PDF: ais.sync.ebn@aisinfo.com	Mar 27 2025 21:00:56	Synchrony Bank/Lowes, Attn: Bankruptcy Dept., P.O. Box 71756, Philadelphia, PA 19176-1756
520544747	+ Email/Text: bncmail@w-legal.com	Mar 27 2025 20:56:00	TD Bank USA/Target, P.O. Box 673, Minneapolis, MN 55440-0673
520544748	+ Email/Text: bankruptcy@td.com	Mar 27 2025 20:57:00	TDRCS/Raymour & Flanigan, 1000 MacArthur

District/off: 0312-3

User: admin

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Date Rcvd: Mar 27, 2025

Form ID: pdf905

Total Noticed: 20

520544749

+ Email/PDF: BankruptcynoticesExceptions@wellsfargo.com

Mar 27 2025 21:01:32

Boulevard, Mahwah, NJ 07430-2035

WFBNA Card, P.O. Box 393, Minneapolis, MN
55480-0393

TOTAL: 15

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 29, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 26, 2025 at the address(es) listed below:

Name	Email Address
Daniel E. Straffi	bktrustee@straffilaw.com G25938@notify.cincompass.com;dstraffi@ecf.axosfs.com
Daniel E. Straffi	on behalf of Trustee Daniel E. Straffi bktrustee@straffilaw.com G25938@notify.cincompass.com;dstraffi@ecf.axosfs.com
Denise E. Carlon	on behalf of Creditor CMG Mortgage Inc. dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
George E Veitengruber, III	on behalf of Debtor John H. Molloy bankruptcy@veitengruberlaw.com knapolitano15@gmail.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 5